

CAMP BRANCH ACRES PROPERTY OWNERS' ASSOCIATION (CBAPOA)
125 WEST BIG LAKE ROAD, TRINITY, TEXAS 75862
BOARD MEETING

AUGUST 5, 2023

Approved
9/9/23

Joe Matko
Bertha Corley

Minutes of the Annual Meeting of the CAMP BRANCH ACRES PROPERTY OWNERS' ASSOCIATION, Trinity, Texas, held at 164 Lakeside Circle, Trinity, Texas 75862 at 10:00 am on August 5, 2023.

[Handwritten signature]

1. CALL TO ORDER

Board Chairman, Kelle Rahm called the meeting to order at 10:01 am

2. ROLL CALL OF OFFICERS

By: Kelle Rahm at 10:01 am

Present: Kelle Rahm, Joe Chambers, Kelly Harrell, Charlene O'Brien, Bertha Corley

Absent: Travis Elliott

3. GUEST SPEAKERS 356 VFD FIRE SAFETY

Captain Mike Heffner and Julie Smith

Home smoke detectors are essential, change batteries annually. Donated 18 smoke detectors. Fire extinguishers effective for only small fires, recommended 10bc. Have home fire drills with 2 exit routes, safe meeting place outside practice daytime and at night. Do not go back in. Do not plug space heaters into extension cords. Outside decorations plugged into extension cords should be duct taped at ends. Burn Ban means any open flame is banned. Leave defensible space (2 Zones) for the Fire Department to put out a fire at your home. The Chief will conduct control burns if no burn ban is in effect. Signage visibility is key to responders. Recommendations are green reflective background with minimum 3-inch white reflective letters. Homeowners put your address out by the road. 356 VFD is accepting donations, water, Gatorade and monetary. Recent law passed allowing POA to remove debris from lots within subdivision.

4. APPROVAL OF MINUTES FROM APRIL 22, 2023 CBAPOA ANNUAL MEETING

Minutes of Previous Annual Meeting read by Secretary, Charlene O'Brien

Motion to accept by: Bertha Corley

Seconded by: Kelly Harrell

Motion Carried

5. REPORTS

a. Financial Report as of June 2023 read by Secretary as follows:

Checking Acct Balance	10,164.01
MM Acct Balance	2,538.65
Delinquencies	(5,321.20)
FNB Loan Balance	16,851.43

Motion to accept by: Joe Chambers

Seconded By: Bertha Corley

Motion Carried

b. Communication/Liaison

Kelly Harrell had nothing to report.

c. Roads/Infrastructure

* 9/9/23 - Travis Elliott
[Handwritten signature]
Abstained from vote

Joe Chambers reported will focus on pockets that need to be addressed. Asphalt needs to be compacted with proper equipment and Joe is looking into that. Will try to stay on top of it. People need to observe speed limit and we need to keep big trucks off the roads as much as possible. Currently have enough material to get us through summer. Should a catastrophic event occur again we have no solution to that. And we will not get much help from the county. Joe will continue to work with his current volunteers: Jerry Sullivan and Tim O'Brien.

6. NEW BUSINESS

a. Community Action Plan

Update street signage short term Charlene O'Brien will work on. Long term Kelly Harrell to form Committee to be Kelly Harrell, David Simons, Cody Hahn. Send proposals and prices to CBAPOA@gmail.com Kelly Harrell to talk with homeowners regarding self-funding of street signs. Subdivision Signage suggestion at 356 Easement no issue as long there are no changes. New subdivision signage proposed at entrance of subdivision to replace existing subdivision sign. T. Rhody asks that the board survey and mark meet and bounds for subdivision and county. Kelle Rahm declined to do so due to heat. Cody Hahn suggested doing away with current signs because the ATV sign and crime stoppers sign serve no purpose. Can we work on drainage and culverts prior to rain to help road erosion. Joe Chambers explained it is a lot of work and CBAPOA does not have the capital to do that. Joe and Kelle Rahm agreed the same few people are the only ones that volunteer consistently to do the maintenance on the roads.

b. Budgetary Items

TRA

Sam Houston Electric Company

Mailing Supplies \$400.00

Loan Payment in February

Reimbursement Expenses/Charlene O'Brien

Come up with 2024 Spending Budget

Motion to accept By: Bertha Corley

Seconded by: Joe Chambers

c. Law enforcement presence to make traffic stops.

Kelle Rahm will take it to the commissioner's court for approval.

Motion to accept by: Bertha Corley

Seconded by: Joe Chambers

d. Fundraising

Bertha Corley to form a committee Herself, Kay Sullivan, Peggy Jackson

For permanent structure at boat ramp for meetings etc.

Garage Sale (Donations), Auction (Donations)

Motion to accept by: Kelly Harrell

Seconded by: Joe Chambers

e. Facebook Security Setting Updates Community Unity/Negativity

Kelle Rahm stated that a Facebook post by Micheal Horn after annual meeting was threatening and inappropriate and should be taken down, she asks for comments from the board. Kelly Harrell agreed to take his post down, Joe Chambers stated that if the CBAPOA Facebook was meant to be interactive he didn't agree it should be taken down, Bertha Corley did not comment. Kelle Rahm asks the board to vote on changing CBAPOA Facebook from friend status to a censor and approval status page. Kelle Rahm to be the administrator. Joe Chambers abstained, Bertha Corley, Yes Kelly Harrell, Yes.

cbapoa.org donated by Jerry Sullivan' daughter has maintained and operated this website for CBAPOA voluntarily for several years and remains willing to carry on. Information on CBAPOA to new property buyers at point of contact, website and on mailouts i.e. letterhead.

f. By-Laws

Kelle Rahm suggests sending out another by-law form that requires voting on each topic via electronically and mail.

Motion to accept by: Bertha Corley

Seconded by: Joe Chambers

7. EXECUTIVE SESSION

Send out 5 environmental pollution notification letters to property owners, Kelle Rahm will handle. Send out lien warning letters to all property owners delinquent \$300 or more delinquent in dues. Follow up on current lien warning letters, Charlene O'Brien will handle.

8. NEXT MEETING DATE

Budget Only

Date: August 26, 2023

Time: 10:00am

Place: Bertha Corley's Home
164 Lakeside Cir
Trinity, TX 75862

9. ADJOURNMENT

Motion to Adjourn By: Bertha Corley

Seconded By: Joe Chambers

CBAPOA Checking Account

	June
INCOME	
BALANCE FORWARD	12,212.64
Dues	335.00
Loans	
Fundraising/Donations	100.00
Income totals	12,647.64
Total Income	
	435.00
EXPENSES	
SHECO	9.75
TRA	13.50
Liability Insurance	1,399.00
East Texas Asphalt	1,061.38
Sullivan Paving	0.00
First Nat'l Bank (NSF CB, Loan)	0.00
USPS	0.00
Trinity Cty Tax/tags	0.00
Nelms Dozer	0.00
Other (supplies, Reimb, etc.)	0.00
	2,483.63
Expenses	2,483.63
Total expenses	2,483.63
Checking Acct Balance	10,164.01

CBAPOA Money Market

	June
INCOME	
BALANCE FORWARD	2,537.59
Interest Earned	0.22
Loans	
Fundraising	
Money Market Balance	2,537.81

POA Past Due Accts	\$ 5,321.20
4th Loan Payment of	\$ 6,806.05
Due 02.01.2024 Balance	\$ 16,851.43

Camp Branch Acres POA 2023-2024 Financials

Checking Account	May	June	July	August	September	October	November	December	January	February	March	April	Year
INCOME													
BALANCE FORWARD	12,331.69	12,212.64	10,164.01	10,164.01	10,164.01	10,164.01	10,164.01	10,164.01	10,164.01	10,164.01	10,164.01	10,164.01	10,164.01
Dues	2,110.00	335.00											2,445.00
Loans													0.00
Fundraising/Donations		100.00											100.00
Income totals	14,441.69	12,647.64	10,164.01	10,164.01	10,164.01	10,164.01	10,164.01	10,164.01	10,164.01	10,164.01	10,164.01	10,164.01	10,164.01
Total Income	2,110.00	435.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,545.00
EXPENSES													
SHECO	9.75	9.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.50
TRA	0.00	13.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.50
Liability Insurance	0.00	1,399.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,399.00
East Texas Asphalt	1,596.30	1,061.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,657.68
Sullivan Paving	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
First Nat'l Bank (NSF CB, Loan)	473.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	473.00
USPS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Trinity Cty Tax/tags	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nelms Dozer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other (supplies, Reimb, etc.)	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00
Total Expenses	2,229.05	2,483.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,712.68
Current Checking Acct Bal	2,229.05	2,483.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,712.68
Current Checking Acct Bal	12,212.64	10,164.01	10,164.01	10,164.01	10,164.01	10,164.01	10,164.01	10,164.01	10,164.01	10,164.01	10,164.01	10,164.01	(4,712.68)

Money Market Account	May	June	July	August	September	October	November	December	January	February	March	April	Year
INCOME													
BALANCE FORWARD	2,538.43	2,538.65	2,536.31	2,536.52	2,536.74	2,536.94	2,537.17	2,537.37	2,537.59	2,537.81	2,538.01	2,538.22	
Interest Earned	0.22	0.21	0.21	0.22	0.20	0.23	0.20	0.22	0.22	0.20	0.21	0.21	
Loans		0.00											
Money Market Acct Balance	2,538.65	2,538.86	2,536.52	2,536.74	2,536.94	2,537.17	2,537.37	2,537.59	2,537.81	2,538.01	2,538.22	2,538.43	

4th Loan Payment of \$ 6,806.05 due 02.01.2024
 Remaining Balance \$16,851.43